To be Sold by Auction,

At the BELL-INN, in MAIDSTONE,

On THURSDAY, the 6th Day of MARCH, 1788,
at TWELVE of the Clock at Noon:

A Freehold Eſtate,

CALLED,

Chafford Paper Mills;

COMPRIZING

A GOOD and convenient double PAPER MILL, under one Roof, work'd by a never-failing Stream branching from the River MEDWAY, and ſupplied by an excellent Spring, ſufficient to work both Vats in the drieſt Seaſon:—with the ENGINES, SCREWS, PRESSES, and Utenſils thereto belonging.—Likewiſe, Two DRYING-HOUSES detached, and Two DWELLING-HOUSES; one of which is genteel and new-built, with ſuitable Offices and Out-buildings, ſituate on a pleaſant Eminence, with a Fiſhpond and River in Front, and commanding a fine Proſpect:—together with about TWENTY ACRES of very good MEADOW and PASTURE LAND adjoining.

The above Eſtate is Freehold, ſituate in the Pariſh of PENSHURST, near the Turnpike-Road; and only *Four* Miles from TUNBRIDGE-WELLS, and about *Thirty-four* from LONDON.

*** To be viewed by applying to JOHN CRUNDWELL, near the Premiſes; and further Particulars had, of Mr. BOWDLER, Attorney, at *Tonbridge-Town*.

SPRANGE PRINTER TUNB. WELLS

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Purchaſer; and if any Diſpute ariſe between Two or more Bidders, the Eſtate to be put up again.

II. That no Perſon advance leſs than TEN POUNDS at each Bidding.

III. The Purchaſer to pay down immediately, a Depoſit of £20. *per Cent.* in Part of the Purchaſe-Money; and ſign an Agreement for Payment of the Remainder on or before the *Twenty-ſecond* Day of *March*, 1788.

IV. The Purchaſer ſhall have a proper Conveyance of the Eſtate, (at his own Expence) on Payment of the Remainder of the Purchaſe-Money, on or before the ſaid *Twenty-ſecond* Day of *March* 1788; when Poſſeſſion will be given, and all Taxes clear'd to that Time.

V. The Tax, or Duty for ſelling the ſaid Premiſes by Auction, to be paid equally, between the Seller and the Purchaſer.

Laſtly If the Purchaſer ſhall neglect, or fail to comply with the Conditions before-mentioned, the Depoſit-Money ſhall be forfeited to the Vendor, who ſhall be at full Liberty to reſell the Eſtate; and the Deficiency, (if any there ſhall be by ſuch Second Sale) together with all Charges attending the ſame, ſhall be made good by the Defaulter at this Sale.